



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Planning Commission Report

Date: June 9, 2014

Project Name: *Stone Brook Subdivision*

Subject: Preliminary Plat Approval

Location of Subject Property

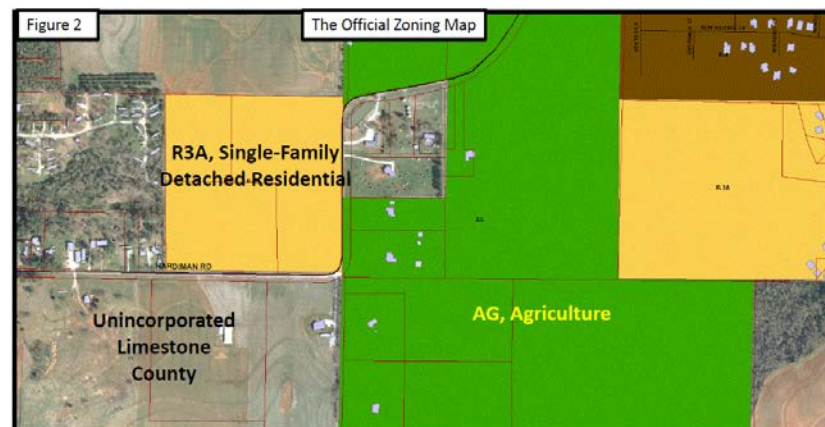
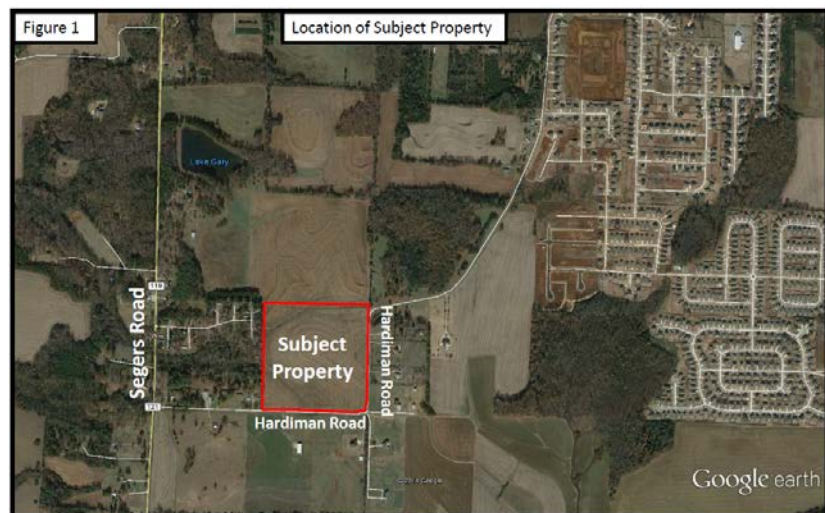
The subject property is located north and west of Hardiman Road and east of Segers Road.

Background

The applicant and property owner is *Smart Living, LLC* and the design firm is *Mullins, LLC*.

The adjoining properties to the east that are located in the City of Madison are zoned *AG, Agriculture* and highlighted in green in *Figure 2*. The remaining properties adjoining the east boundary of the subject properties are within unincorporated Limestone County and not zoned. The adjoining property owners to the north, west and south are all located in unincorporated Limestone County and not zoned.

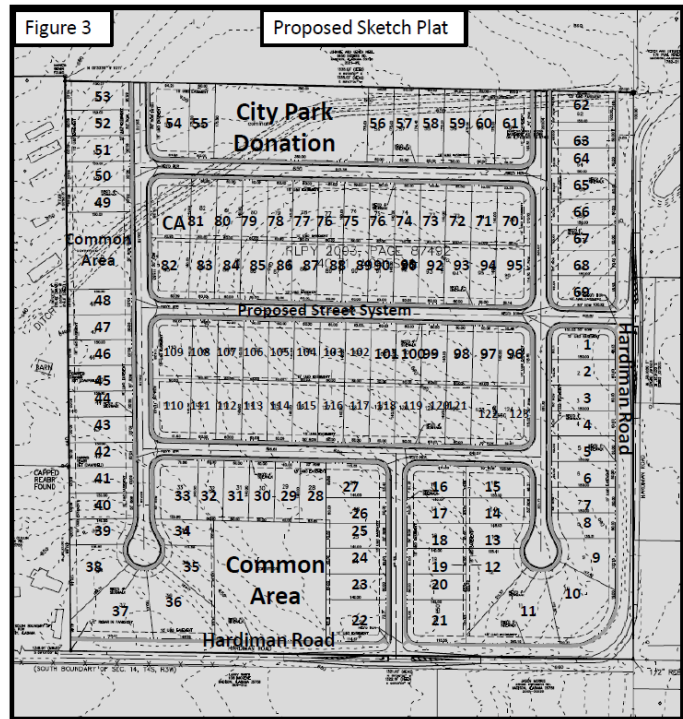
The subject properties were annexed into the City of Madison and zoned *R3A, Single-Family Detached Residential* by the City Council in July of 2013. The Planning Commission recommended the zoning of *R3A, Single-Family Detached Residential* in June of 2013. During the annexation and zoning stage, the property was known as the *Panton Property*. The Planning Commission approved a layout plan for *Stone Brook Subdivision* in May of 2014.



The properties consist of three parcels and have a combined area of 38.49 acres of land and are currently used for agriculture. The properties do not have any characteristics associated with wetlands nor are any special flood hazard areas present. A jurisdictional stream is located in the northern part of the subject property.

Applicant's Request

The applicant is requesting preliminary plat approval to develop the subdivision into 124 lots, three (4) common areas with an internal street system that provides two access points to Hardiman Road. The street system proposes stub streets to the north for connectivity to future developments.



The applicant is planning for 124 lots with an average size of 10,036 square feet, which establishes a density of 4.34 dwelling units per acre. The minimum lot size in *R3A, Single-Family Detached Residential* is 7,500 square feet and allows 5.81 dwelling units per acre. The density proposed for the subject properties is closer to that allowed in *R2, Medium Density Residential*, which provides for a minimum lot size of 10,500 square feet and a maximum density of 4.14 dwelling units per acre.

Staff Recommendations

Staff and the Technical Review Committee recommend approval of the preliminary plat for *Stone Brook Subdivision* with the following contingencies:

1. Layout must be signed and approved
2. Provide a notarized public hearing form
3. Establish finish pad elevations on each lot. Include the following note: MFFE shall be a minimum of 0.5' above the finish pad elevation.
4. Extend pipe from HW D to blue-line ditch or show that post developed velocity is less than or equal to pre-developed velocity
5. Outlet device on plans is 18" RCP – drainage report outlet device is 24" RCP
6. Provide sanitary sewer stub-outs at Hardiman Road
7. Geometry and Sign Plan is incomplete – missing sheet 16
8. Signature:
 - a. Athens Utilities
 - b. Limestone County Water & Sewer Authority
 - c. Cable
 - d. Phone
 - e. North Alabama Gas

f. Sight Intersection Certificate